

Item G was referred to the Full Board for review of the windows.

**FINAL REVIEW**

**G. 1321 GILLESPIE ST**

R-2 Zone

Assessor's Parcel Number: 039-083-004  
Application Number: MST2006-00022  
Owner: Araceli Esparza  
Architect: Jose Esparza

(Proposal to construct a new 1,945 square foot two-story addition and attached 517 square foot garage and workshop to an existing 1,359 square foot, one-story single-family residence. The existing detached 400 square foot garage will be demolished. The proposal also includes a 378 square foot second-story deck and a 35 square foot front porch on the 6,250 square foot lot. Proposed grading is 58 cubic yards.)

**(Final Approval is requested.)**

(3:28)

Present: Jose Esparza, Architect; Araceli Esparza, Owner.

Motion: Final Approval of the project, with the following conditions:

1. Use Anderson vinyl clad wood windows with Simulated Divided Lights (SDL) throughout. Use Cottage style SDL on all windows, not Prairie style.
2. Do not use foam mold on the stucco window sills.
3. Recess all windows in the stucco condition for a bull nose return.

Action: Manson-Hing/Mudge, 4/0/0. (Blakeley, Sherry absent.)

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**

**1. 3757 STATE ST**

C-P/SD-2 Zone

Assessor's Parcel Number: 051-040-046  
Application Number: MST2005-00156  
Owner: Regency Realty Group  
Agent: Ken Marshall, Dudek & Associates  
Architect: Brian Cearnal  
Owner: RC CA Santa Barbara LLC

(Proposal for a new mixed-use development consisting of five buildings, from one to three stories, totaling 98,284 square feet. Proposed are the construction of 63,400 square feet of commercial/retail space for Whole Foods, Circuit City, Citibank, and others, 15 residential condominium units totaling 34,884 square feet including garages, and 281 new surface and rooftop parking spaces. The project is located on five parcels totaling 5.4 acres and includes demolition of 56,545 square feet of existing commercial buildings, 21,670 cubic yards of grading, drainage improvements, and creek habitat restoration. The proposal will result in an increase of 6,855 square feet of new commercial floor area. Planning Commission approval of the project is required.)

**(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVAL FOR A TENTATIVE SUBDIVISION MAP FOR A ONE-LOT SUBDIVISION, A LOT MERGER, TRANSFER OF EXISTING DEVELOPMENT RIGHTS, A DEVELOPMENT PLAN AND MODIFICATIONS TO PROVIDE LESS THAN THE REQUIRED NUMBER OF PARKING SPACES AND ENCROACHMENTS INTO THE REQUIRED FRONT-YARD SETBACKS ALONG STATE STREET AND HITCHCOCK WAY.)**

**EXHIBIT C**

(3:44)

Present: Brian Cearnal, Architect; Adam Cunningham, Cearnal Architects; April Verbanac, and Ken Marshall, Dudek & Associates; Erwin Bucy, Owner; Allison De Busk, Project Planner; Jaime Limon, Design Review Supervisor.

Staff Comments: Ms. De Busk provided a project introduction, and reported that the project application has been deemed complete and staff is preparing an Initial Study. Ms. De Busk continued to be available throughout the presentation to respond to questions.

Public comment opened at 4:08 p.m.

Jim Elliot, opposed. Concerned with increased traffic and parking needs.

Judy Orias. Addressed creek flood plane issues, and traffic impacts.

Paul Hernadi, President, Hitchcock Ranch HOA, in favor, but concerned about compatibility and aesthetics.

Gil Barry, opposed. The height is not compatible with the neighborhood.

Karnig Beylikjian, opposed. Concerned with traffic and parking.

Jim Kahan. The design is good. Size, bulk and scale are excessive.

Connie Hannah, League of Women Voters, opposed. Concerned with the size, bulk, scale, increased traffic, and creek run-off. Written comments were submitted.

Chair Wienke read into the record comments submitted by Michael Self which request that the existing Zoning Ordinance be upheld.

Public comment closed at 4:28 p.m.

Ms. De Busk clarified that per the Municipal Code the proposal is considered a four-story structure.

Motion: Continued indefinitely to the Full Board with the following comments:

1. The Board appreciates a. the use of the wider sidewalk and park way system along State Street. b. the sustainable design, LEED Certification, and permeable parking surfaces; c. the landscape plan and efforts to have more landscaping along Hitchcock Street; d. the mixed-use concept.
2. Overall the Board is comfortable with: a. the size, bulk, and scale of the project; b. the residential use along the creek, to provide buffering from the big box buildings; c. the smaller scale architectural elements along State Street and along the Creek. d. most of the Board appreciates the reduction in scale and playfulness of the Whole Foods side of project as seen from State Street, and less so for the Circuit City side as delineated in the elevations; e. the underground loading zone area.
3. The arcades at Circuit City are possibly too narrow and the arcade arches too large in relation to the human scale.
4. There is potential opportunity throughout the project for height variation between the roof elements. The condominium side along the creek has a nice variety of roof

elevation changes, but one Board member feels that the roof is relentless in its length; more substantial break up would be beneficial.

5. Most Board members feel more study is needed of the ramp along the Arroyo Burro Creek, which currently looks like a freeway ramp. Seek ways to integrate the ramp into architecture and landscaping.
6. Some Board members prefer having fewer condominiums at Hitchcock, along the loading dock ramp.
7. Some Board members would prefer to see more one and two-story mixed use along State Street.
8. At least one Board member is concerned that the proximity of the corner building at State Street and Hitchcock Street may be too close to the intersection. Study and provide perspectives of the corner at State and Hitchcock Streets.
9. Provide more information and site sections for the retaining walls on all property lines, existing and proposed, with sections. One Board member is concerned with the 12 foot high retaining wall, adjacent to northern property line.

Action: Manson-Hing/Mosel, 4/0/0. (Blakeley, Sherry absent)

### **CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**

#### **2. 422 W PADRE ST**

R-3 Zone

Assessor's Parcel Number: 025-221-018

Application Number: MST2006-00496

Owner: Steven Mountain, Trustee

(Proposal for a 3,723 square foot two-story duplex including two attached 400 square foot two-car garages on a 5,750 square foot lot. The existing 946 square foot single-family residence, 373 square foot garage, and 134 square foot storage shed are proposed to be demolished. The proposal includes 1,494 cubic yards of grading for recompaction purposes under the main building footprint and 104 cubic yards of grading outside the main building footprint.)

**(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)**

(5:32)

Present: Doug Keep, Architect; Kris Kinkelie, Intern Architect; Steve Mountain, Applicant.

Public comment opened at 5:43 p.m., and as no one wished to speak, public comment closed at 5:43 p.m.

Motion: Continued indefinitely to the Consent Calendar with the following comments:

1. The project is ready for Preliminary Approval.
2. The Board likes the size, bulk, and scale of the units, and the break up in the middle making the units appear smaller in scale.
3. The Board appreciates the use of clap board siding, stone chimneys, post bases, articulation and proportion of the cottage style windows, the carriage style garage doors, and the other architectural amenities such as brackets, beams, light fixtures, trim, windows and fine detailing, and the trash enclosure areas which are tucked under each individual unit.